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**St. Annes Avenue  
Pinewood Park  
North Somercotes  
LN11 7QY**

**£110,000**

RESIDENTIAL PARK HOME WITH 12 MONTH OCCUPANCY. Surrounded by mature pine trees, this delightful and small residential park enjoys a tranquil setting while being conveniently placed for everything that Lincolnshire coast has to offer; from sandy beaches to quaint and bustling market town of Louth and the Lincolnshire Wolds beyond. This gated development is located in a very well serviced coastal village, including a Doctors surgery and access to the sporting/leisure facilities, on the award winning holiday park adjacent. This delightful 2 bedroomed park home is only two years old and is like new, with upgraded interiors and a fantastic sun deck terrace. Realistically priced and ready to move into.

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### Location

North Somercotes is a very well serviced coastal village with a number of local shops, supermarket, two public houses, primary and secondary schools, take-aways, restaurant, garage, medical centre, playing fields with pavilion and bowls club, church and village hall. Bus services to Grimsby, Mablethorpe and Louth. The adjacent holiday park has a large fishing lake, tennis courts, swimming pool, golf course, snooker room, bars etc.

Pleasant walks are nearby whilst the beach and coastal pathways are all close by, including Donna Nook, which is frequented annually by a multitude of wildlife enthusiasts drawn to the visiting seal colony during the seal pupping season. There are several nature reserves extending for miles along the Lincolnshire coastline between the traditional holiday resorts, together with long sandy beaches.

The historic market town of Louth is about 10 miles away.

### Entrance Hall

Having a uPVC entrance door, useful storage cupboard, wall mounted thermostat control and radiator. Coving to ceiling. Panelled doors to all internal rooms.

### Lounge

12' 10" x 10' 10" (3.9m x 3.3m)

A lovely lounge area having a bright and airy feel with UPVC double glazed French patio doors leading out to the decked terrace. Electric fireplace set in feature surround. UPVC double glazed window to the side elevation. Radiator. Coving to ceiling.

### Kitchen/Diner

13' 1" x 10' 10" (4m x 3.3m)

Fitted with a comprehensive range of white Shaker style wall and base units with contrasting work surfaces, incorporating a stainless steel sink unit and drainer with mixer tap, integral four ring hob with extractor hood over and integral oven, integrated fridge/freezer, dishwasher and washing machine. Generous space for freestanding dining table and chairs. Storage cupboard housing the wall mounted 'Worcester' gas combination boiler. Radiator. UPVC double glazed windows to both side elevations, make this again light and airy. Radiator. Coving to ceiling.

### Bedroom 1

11' 6" x 10' 10" (3.5m x 3.3m)

Spacious double bedroom having a range of built in wardrobes and matching chest of drawers to one wall. UPVC double glazed windows to both elevations, coving to ceiling and radiator.

### Bedroom 2

7' 10" x 7' 7" (2.4m x 2.3m)

A single bedroom having built in wardrobes with sliding doors to one wall, UPVC double glazed window, coving to ceiling and radiator.

### Bathroom

5' 7" x 6' 3" (1.7m x 1.9m)

Having a white three piece bathroom suite comprising pedestal wash hand basin, dual flush wc, and panelled bath with 'Mira' shower over. Part tiled walls. UPVC double glazed window. Radiator.

### Outside

A beautiful decking terrace wraps around the property and provides a great outdoor entertaining space. Lawned area are to the front and rear with useful garden shed. Private parking for the property is to both front and rear, for 2-3 cars.

### Warranty

The property is only circa 2 years old and comes with the remaining term of the ten year warranty, which we understand is fully transferable.

### The site

This well established and quiet residential park is gated and secure, with well maintained grounds.

A ground rent fee of circa £140 per month is payable.

You can also buy discounted passes to enjoy the leisure facilities the adjacent holiday park has to offer.

Electricity and water is supplied via the Park. Electricity is metered and water charges are we understand £48.50 per quarter.

### Note

The furnishings within the property are new and are available by separate negotiation.

### Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

### Council Tax Information

Band A: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

